

Before the Board of Zoning Adjustment, D. C.

Application No. 11600, of Graham C. Fields for a variance from the rear yard requirements of the C-3-A Zone, pursuant to Section 8207.11 of the Zoning Regulations for permission to construct a rear addition at the premise located at 2840 Alabama Avenue, S. E., Parcel 214/90, in Square 5632.

HEARING DATE: March 20, 1974

EXECUTIVE SESSION: March 26, 1974

FINDINGS OF FACT:

1. The C-3-A zone requires a 15 foot rear yard.
2. The applicant proposes to construct a rear addition which would provide no rear yard.
3. The applicant alleges that the proposed addition is necessary for expansion of the existing building at 2840 Alabama Avenue, S. E., which is presently being used as a record shop (1st floor) and a restaurant (2nd floor).
4. The proposed addition would be used for additional service space to the existing restaurant.
5. No opposition was registered at public hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has demonstrated a practical difficulty within meaning of Section 8207.11 of the Zoning Regulations, and that the granting of this application will not adversely effect the neighborhood or substantially impair the intent of the zoning map and plan.

ORDERED:

That the above application be GRANTED.

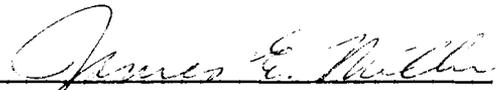
VOTE: 3-0, (Messrs Hatton and Scrivener not present, not voting).

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

APR 17 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.